

ROLL CALL VOTING:		
	YES	NO
Mayor Ben Hillyard (tie only)	[]	[]
Council Member Brian Hutchings	[✓]	[]
Council Member Steve Johns	[✓]	[]
Council Member Janet Lunt	[✓]	[]
Council Member Kari Malkovich	[X]	[]
Council Member Dan Roden	[X]	[]

I move that this Ordinance be adopted.


Council Member Hutchings

I second the foregoing motion.


Council Member Malkovich

Ordinance 2026-16

An Ordinance Amending Sections of City Code Title 10 and Title 11

WHEREAS, the Woodland Hills City Planning Commission has reviewed and made a recommendation to the City Council to amend sections of Woodland Hills Municipal City Code Title 10 and Title 11; and

WHEREAS, a public hearing before the Planning Commission of Woodland Hills City was held on September 16th, 2026, after being duly advertised as required by law; and

WHEREAS, the City Council of Woodland Hills City finds that the amendments to the Woodland Hills Municipal City Code, Titles 10 and 11, are appropriate.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Woodland Hills City, Utah, that certain sections of the Woodland Hills City Code, Titles 10 and 11, be amended to read as follows:

10.2.1 Definitions

STRUCTURE: That which is constructed on or under the ground or attached or connected thereto, including, but not limited to: buildings, barriers, bridges, bulkheads, chimneys, fences, garages, outdoor seating facilities, parking areas, platforms, pools, poles, streets, tanks, tents, towers, sheds, signs, structural walls and walks; and excluding trailers and other vehicles, whether on wheels or other supports.

11.4.3 Subdivision Improvements Before Recording Approved Plat

No subdivision improvements, private or public, shall commence until the final plat improvement plans and specifications have been approved in accordance with Section 11.3.2 of this Title. The developer may begin construction prior to recording the final plat pursuant to this Section, completing parts F and G of Section 11-4-5, and holding a pre-construction meeting with city personnel.

1. If every improvement has not been installed, after the certification of the City Engineer as to the installed improvements, the plat may nevertheless be approved for recordation to accept the dedication of any streets thereon, provided the subdivider completes other improvements.

2. The subdivider shall install the improvements in accordance with the performance agreement, executed by the subdivider in a form satisfactory to the City Attorney and approved as to timelines by the Planning Commission.

11.4.4 Subdivision Improvements After Recording Approved Plat

Except as permitted by Section 11-4-3 of this Title, no public or private improvements shall be made on the project until water rights have been deeded to the City, the approved plat is recorded, all bonding is in place, and a pre-construction meeting is held. All improvements must be installed in the subdivision in accordance with the approved improvement plan, as well as the City's construction and development standards. The planning commission must approve by a majority vote, the bonding or escrow with the city recorder. The funds shall be one hundred percent (100%) of the amount considered sufficient by the City Engineer to pay the cost and expense of all improvements not yet installed and secured through:

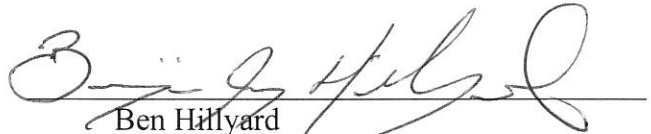
- a. Cash escrow deposited with a regulated financial institution located in the state;
- b. An irrevocable letter of credit issued by a bank that is located in Utah and insured by the Federal Deposit Insurance Corporation; and
- c. A Surety Bond in compliance with Section 1-5-9 of City Code and state laws.

The subdivider shall install the improvements in accordance with the Security of Performance Bond Agreement, executed by the subdivider in a form satisfactory to the City Attorney and approved as to timelines by the Planning Commission and in accordance with Section 11-4-5.

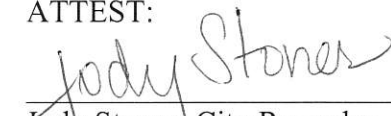
11.5.3 Easements

Easements shall be provided on each side of all rear lot lines and each side of all side lot lines of not less than eight feet (8') in width for public utilities and ten feet from the front lot lines and elsewhere as may be required.

PASSED AND ADOPTED by the City Council of Woodland Hills, Utah, this 22nd day of September, 2026.


Ben Hillyard
Mayor of Woodland Hills, Utah

ATTEST:


Jody Stones, City Recorder

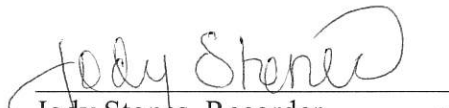
CERTIFICATE OF POSTING ORDINANCE

For the City of Woodland Hills

I, Jody Stones, the duly appointed Recorder for the City of Woodland Hills, hereby certify that copies of the foregoing Ordinance No. 2026-16 were posted at three public places within the municipality this 23rd ~~th~~ day September of 2026 which public places are:

1. Utah Public Notice Website
2. Woodland Hills City Center, 690 S. Woodland Hills Drive
3. Woodland Hills Website, www.woodlandhills-ut.gov

Dated this 23rd day of September 2026.


Jody Stones, Recorder

